

Regular Meeting
Jasper Plan Commission
April 4, 2012

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:30 p.m. Secretary Bernita Berger took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Present	Martin Loya	-Present
Bob Wright	-Present	Chad Hurm, Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Bldg. Comm.	-Present
Ben Krapf	-Present	Sharon Bohnenkemper, Atty.	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the March 7, 2012, Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. It was seconded by Cindy Laake Motion carried 11-0.

Minutes of the March 13, 2012, Special Meeting were reviewed. Vice President Jim Schroeder made a motion to approve the minutes as mailed. It was seconded by Kevin Manley. Motion carried 11-0.

STATEMENT

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Todd Kerstiens and Jerome Kerstiens of Kerstiens Development, Inc., as developers, and Robert A. and Mary Jane Durcholz as owners for secondary approval of the proposed plat of Wind Song Estates II, an addition to the City of Jasper, Indiana, and for approval of all proposed necessary street profiles and utility improvements associated with said subdivision.

Pat Lottes made a motion to table the public hearing until next month's meeting scheduled for May 2, 2012; at 7:30 p.m. Secretary Berger seconded it. Motion carried 11-0.

NEW BUSINESS

Petition of Chad A. Blessinger and Marilyn Blessinger for a rezoning from A-1 (Agriculture) to R-R (Rural Residential) in the jurisdictional area of the City of Jasper, Harbison Civil Township, Dubois County, Indiana, and for primary approval of the proposed plat of "Blessinger First Addition," a subdivision in Harbison Civil Township, Dubois County, Indiana, and for approval of all proposed necessary street and utility improvements associated with said subdivision.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Chad and Marilyn Blessinger to rezone approximately 8 acres of land located south of county Road 500N and west of Kellerville Road from A-1 (Agriculture) to R-R (Rural Residential). Contingent upon approval of the rezoning, the Blessingers are also requesting primary approval to plat the proposed property into two lots.

Mr. Buehler explained the location and history of the tract in question, and the petitioners' desire to build a residence thereon. He further advised that if rezoned the property would require a lesser amount of road frontage to build on a lot. According the ordinance, A-1 requires 180 feet; R-R only requires 115 feet. A layout of the property was displayed, which consists of 297 feet of road frontage. Plans are to build a three-foot stone shoulder and a six-foot grass shoulder on the south side of the road.

Ralph Goeppner, an adjacent property owner, appeared before the Board with concerns of how the rezoning would affect his property. Mr. Goeppner was reassured that the rezoning would only be for the Blessinger property; his would remain A-1.

After some discussion, Kevin Manley made a motion to close the public hearing pertaining to the rezoning. Cindy Laake seconded it. Motion carried 11-0.

After considering the statutory factors relating to rezoning, Vice President Schroeder made a motion to send a favorable recommendation to the Common Council on the petitioners request to rezone the proposed property from A-1 (Agriculture) to R-R (Rural Residential). Kevin Manley seconded it. Motion carried 11-0.

A public hearing of the Common Council will be held at 6:50 p.m. on Wednesday, April 18, 2012, for final approval of the rezoning.

Pat Lottes made a motion to grant primary plat approval of the proposed two-lot subdivision, Blessinger's First Addition, contingent upon the Common Council's approval to rezone the land from A-1 (Agriculture) to R-R (Rural Residential). Secretary Berger seconded it. Motion carried 11-0.

PUBLIC BUSINESS

Non-compliance issue.

President Schnarr made the Board aware that a public hearing for a variance was considered and denied at tonight's Board of Zoning Appeals. The petitioner is in non-compliance for a sign that was painted on a building before acquiring a sign permit and without obtaining a variance regarding the size of the sign. President Schnarr further reported that the petitioner was given 30 days to comply with the sign ordinance. President Schnarr said at a later date, the Plan Commission could issue per-day penalty fines.

With no further discussion, Secretary Berger made a motion to adjourn the meeting. City Engineer Hurm seconded it. Motion carried 11-0, and the meeting was adjourned at 8:00 p.m.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary